



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2024-0463 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: October 31, 2024

SUBJECT: Request for Approval of a Wetland Use Permit – Auburn Angara Oaks Site Condominiums, PSP2022-0031/PWEP2024-0001, Auburn Angara Oaks, LLC, Applicant (Bruce Michael)

REQUEST:

Approval of a Wetland Use Permit for activities associated with the construction of a 63-unit site condominium on approximately 9 acres, including the construction of the multiple family and single-family residential units, farmstand building, roadway, stormwater system, utilities and other associated amenities, for Auburn Angara Oaks Site Condominium, located on the south side of Auburn Road, west of Crooks Road.

BACKGROUND:

At its October 15, 2024 meeting, the Planning Commission recommended approval of the Preliminary Site Condominium Plan and a Wetland Use Permit and granted a Tree Removal Permit and Natural Features Setback Modification with several conditions to be addressed prior to Final Site Condominium Plan Approval, which will require another recommendation from the Planning Commission and approval by the City Council.

The proposed impacts are to two (2) separate wetlands and total approximately 39,000 square feet. As noted in the review letter provided by ASTI, the wetlands are considered to be of medium and high quality respectively and therefore required additional review and accommodations to ensure the long-term viability of the overall wetland system, system both onsite and off. ASTI has approved a proposed retaining wall and a system of natural feature setback barriers (boulders and fencing) which will help preserve the function of the wetland post construction. ASTI reviewed the natural features and wetland impacts to ensure that they are the minimum amount required to accomplish the proposed development of the site and have indicated the plans are to their satisfaction. Finally, the site will also likely require a Part 303 and Part 201 permit from EGLE along with a permit from OCWRC.

The Planning Commission recommended approval of the Preliminary Site Condominium Plan (site plan) with conditions in the attached Resolution, recommended approval of the wetland use permit and approved the Tree Removal Permit and the Natural Features Setback Modifications requested at their meeting of October 15, 2024. At the meeting, a number of neighbors and general residents had comments about the number of trees being removed and replanted onsite and the impacts to the wetlands and the overall drainage pattern in the area. Questions were also raised in regard to the site distances along Auburn Road for the proposed roadways. Additional public comment was in support of the requests and noted the need for such a community. The minutes from the meeting are included in the agenda packet.

RECOMMENDATION:

Staff, the City's Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for Auburn Angara Oaks Site Condominium, City File PSP2022-0031/PWEP2024-0001, proposed on Auburn Road, west of Crooks, based on plans dated by the Planning and Economic Development Department September 9, 2024 and ASTI's letter dated September 23, 2024.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A